

LOT 10 RIVERS MANOR S/D UNIT 1.
699-437, 701-251, 725-501, 771-1

WILLIAMS BRANDON D
495 SW MEADOW TER
LAKE CITY, FL 32024

2026

01-5S-16-03401-110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		01
NEIGHBORHOOD/LOC	1516.0200	1.00/

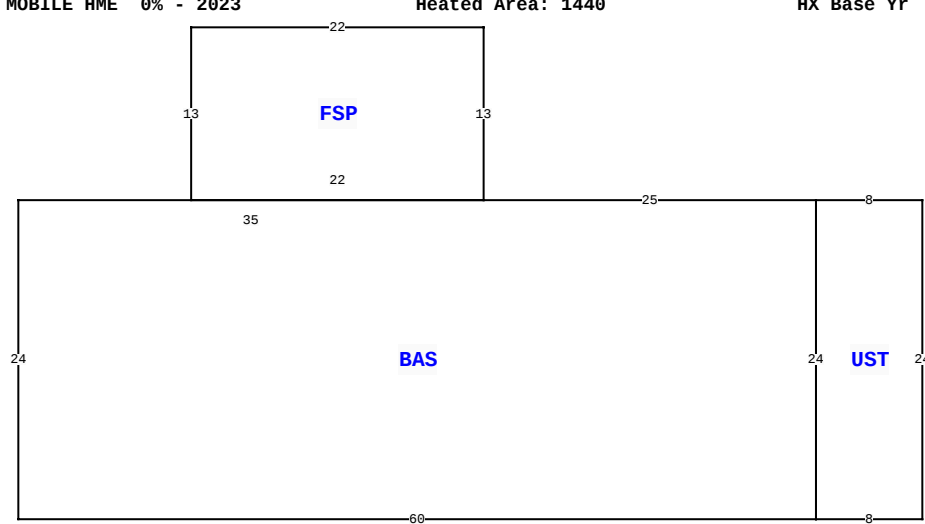
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	40,055
FSP	286	40		114	3,171
UST	192	45		86	2,392

TOTALS	1,918			1,640	45,618
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0210	GARAGE U	0	0	24	24	576.00	UT	3.00
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00

REVIEW DATE	08/15/2019	BY	KR
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,640	115.9000	69.54	114,046	1993	1993	0	0	0 60.00	40.00
1 MOBILE HME 0% - 2023 Heated Area: 1440 HX Base Yr											
											
1152 SW LITTLE RD, LAKE CITY											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0210	GARAGE U	0	0	24	24	576.00	UT	3.00	3.00	100	1996	1996	3	100	1,728	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	

TOTAL OB/XF										10,028									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000		

Total Acres:	4.10	Total Land Value:	50,000	Market:	0	Agricultural:	0	Common:	50,000
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COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	45,618
TOTAL MARKET OB/XF VALUE	10,028
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	105,646
SOH/AGL Deduction	841
ASSESSED VALUE	104,805
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,805
TOTAL JUST VALUE	105,646
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,646

SALE:4:1: INCLUDED WELL & SEPTIC TANK
SALE:3:1: CONTRACT FOR DEED
SALE:2:1: REPO
SALE:1:1: LOT 10 RIVERS MANOR UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1467/1918	5/19/2022	WD	U	I	11	100	
GRANTOR:MYER RONALD D							
GRANTEE:WILLIAMS BRANDON D							
1435/33	4/14/2021	LE	U	I	14	100	
GRANTOR:MYER RONALD D							
GRANTEE:MYER RONALD D							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W25 FSP= N13 W22 S13 E22\$ W35 S24 E60 UST= E8 N24 W8 S24\$ N24\$.									